



**SHREWSBURY CONSERVATION COMMISSION
SHREWSBURY, MASSACHUSETTS**

MINUTES

Regular Meeting: March 18, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: John J. Ostrosky, Chairman
Dorbert A. Thomas, Clerk
Kenneth F. Polito

Absent: Patricia M. Banks
Robert P. Jacques, Vice-Chairman
John D. Perreault, Town Engineer

Also Present: Brad Stone, Agent

Mr. Ostrosky opened the meeting at 7:00 P.M.

1. Review and Approve Minutes

The Conservation Commission approved the Minutes of January 21, 2003 as submitted. The Commission noted receipt of the February 18, 2003 Minutes, but will vote on them at their regular scheduled April 15, 2003 meeting, when there is quorum to vote on them.

2. Signed bills.

3. Meetings and Hearings – 7:05 P.M.

**RDA Public Meeting regarding the Request for Determination of Applicability
filed by Lawrence Price for the construction of a deck at 332 South
Quinsigamond Avenue**

Lawrence Price, Cordaville Road, Marlboro, attended the hearing. He said he wants to construct an 8' x 22' deck. He said the lot slopes down in the back, and he said no work is proposed beyond the existing stone walls. He said the only digging will be the holes for the posts, which be dug by hand.

The Commission voted a negative determination, subject to the excess dirt being taken off site.

Mr. Ostrosky officially closed the hearing.

285-1202 Public Hearing regarding the Notice of Intent filed by James Doherty for the construction of a garage addition at 86 Lakeside Drive

George Connors, the engineer from Connorstone Engineer, attended the hearing, representing James Doherty.

Mr. Connors said the existing garage is to be removed and a new one built, on the existing foundation. He said the deck will probably be reconstructed.

Mr. Connors said the existing grade will be kept.

Mr. Ostrosky officially closed the hearing.

285-** Public Hearing regarding the Notice of Intent filed by Greenleaf Farms Development Corporation for the construction of a subdivision roadway at 86 Elm Street**

June Tomaiolo and Matt Tomaiolo – the developers, and John Grenier – the engineer from J.M. Grenier Associates, attended the hearing. Mr. Grenier said this is a filing for a proposed subdivision roadway. He said this roadway is for a four-lot subdivision. He said there is an existing stone wall which runs along the property line.

Mr. Grenier said they originally flagged the area during the dry season of the summer, and now that the snow has melted, it has become obvious that a couple of flaggings were missed. He said he will be submitting revised plans showing the new wetland line.

Mr. Grenier said they will provide an outlet control structure for the spillway area. Mr. Grenier explained the catch basin location and operation.

Mr. Stone commented that the Planning Board has not had a chance to review and comment on these plans or project. He said he and Mr. Perreault had asked for more engineering details, which he said some more has been presented at this hearing, and that these need to be reviewed by Engineering.

James Birnie, 178 Old Mill Road, requested that Mr. Grenier ask his people not go on his property. Mr. Grenier said he didn't think it was any of his people, but that he would look into it and talk to them.

Phyllis Morano, 93 Elm Street, expressed concern for any added run-off that might happen as a result of this project, as she is already having major water problems. Mr. Grenier said drainage calculations have been submitted to Engineering. He said there will be no increase in water run-off.

Bob Troiano, 27 Selina Street, commented that there are a lot of underground springs and asked what would happen if they hit one. Mr. Grenier said the water would be directed to a detention pond and onto the abutting properties.

Mr. Ostrosky continued the hearing to April 15, 2003, at 7:00 P.M.

285-1203 Public Hearing regarding the Notice of Intent filed by SSR Apartment Value Fund II for the construction of a 108 unit residential development and clubhouse at Yorkshire Terrace

Attorney Jack Collins – representing the principals of Ashford Crossing, attended the hearing. Attorney Collins introduced Ed Boiteau – the engineer from Rizzo Associates, Tom Sokoloski – the wetlands specialist from Rizzo Associates, David Albrecht from Rizzo Associates, Dale Ernest from SSR Realty Advisors, and David Erickson.

Mr. Boiteau said the proposed project is for 108 2-bedroom units, with nine buildings.

Mr. Boiteau said the wetlands are in the northerly and southerly portion of the property, and that the water on the site drains basically westerly and southerly.

Mr. Boiteau said by reducing the amount of space between the buildings, they could pull the buildings closer together, for less impact to the wetland areas. He explained that there will be minimal permanent and temporary disturbance to the wetland area. He also said this proposal needs to go to the Zoning Board of Appeals.

Mr. Boiteau said they are proposing to construct an elevated boardwalk over the wetland for minimal disturbance.

Mr. Boiteau said they are trying to maximize the stormwater management standards to eliminate run-off, and are proposing using three detention ponds. He said the clubhouse is on one acre of the property, and they are proposing constructing a separate detention basin for stormwater management. He showed the plan for pre- and post- run-off for the 24-hour storm.

Mr. Sokoloski described the wetland areas. He said there will be both temporary and permanent disturbance with the roadways, and they are proposing a replication area of 1.2:1. He said they are proposing mostly shrub replication. He said they hope to retain the spruce tree.

Mr. Sokoloski said there are two isolated wetland areas, and said there will be some disturbance at both of these.

Mr. Boiteau said the closest point of the buildings is 7-8 feet. He said they moved some of the parking to cut down on disturbance to the wetlands. Mrs. Thomas asked how they plan to maintain the building and the area, when they are that close to the wetland area. Mr. Sokoloski said they are proposing shrubs, which won't require maintenance. He said there are no doors there, except an emergency egress.

Mr. Boiteau said the buildings closest to the wetland areas are as follows:

<u>Building #</u>	<u>Distance from Wetlands</u>
4	15 feet
5	12 feet
6	7 feet
7	10 feet
8	14 feet
9	8 feet at two corners

Mrs. Thomas expressed concern for how close these buildings are. Mr. Polito expressed the same concern, stating that in the guidelines the Commission voted in November of 2002, they are using a guideline of 30 feet minimum to the wetland area. Mr. Sokoloski said they will be using sedimentation controls during construction.

Mr. Ostrosky commented that the one issue that keeps coming up when looking at this is the density of the development. He said this issue should be looked at some more.

Mr. Ostrosky expressed concern about the water going into the isolated wetland area and did they check on the 401 water quality regulation, because this could trigger a problem with going into the isolated wetland area.

Mr. Stone commented that the Planning Board and Engineering Department need to look at this project for their comments.

Attorney Collins commented that this project is definitely conservation-driven, and said they are looking to work with all the boards, and hoping for the all the board' cooperation, to make this project work.

The Commission agrees that they should do a sitewalk and this will be scheduled by Mr. Stone.

Mr. Ostrosky continued the hearing to April 15, 2003.

4. New Business

a. Discussed/Signed Draft Orders of Conditions and Requests for Determination of Applicability

RDA	332 South Quinsigamond Avenue – voted conditional negative determination
285-1202	86 Lakeside Drive – conditionally approved
285-****	86 Elm Street – continued hearing
285-1203	Yorkshire Terrace – continued hearing

5. Old Business

a. Discussed/Signed Certificates of Compliance

285-750 12 Horseneck Road

b. Discussed/Signed Extension Permits

285-766 333 Grafton Street

285-767 339 Grafton Street

285-768 341 Grafton Street

6. Correspondence

The meeting adjourned at 8:30 P.M.

Respectfully Submitted,

Annette W. Rebovich